

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, OCTOBER 11, 1983
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Hedgecock at 10:02 a.m. Mayor Hedgecock and the Council welcomed Dennis Conner and presented him with a key to the City in recognition of his contribution to the racing world and his twice defense of the America's Cup. The Mayor also presented Mr. Conner with a proclamation, declaring October 11, 1983 as "Dennis Conner Day" in the city of San Diego. The meeting was recessed by Mayor Hedgecock at 10:39 a.m. to convene as the Redevelopment Agency and to reconvene as the Council at 2:00 p.m.

The meeting was reconvened by Mayor Hedgecock at 2:08 p.m. with Council Members Mitchell, McColl, and Jones not present. Mayor Hedgecock adjourned the meeting at 4:16 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Hedgecock-present.
- (1) Council Member Mitchell-excused by R-259320 (vacation).
- (2) Council Member Cleator-present.
- (3) Council Member McColl-present (excused in a.m. by R-259415-illness).
- (4) Council Member Jones-present.
- (5) Council Member Struiksma-present.
- (6) Council Member Gotch-present.
- (7) Council Member Murphy-present.
- (8) Council Member Martinez-present.
- Clerk-Abdelnour (jb a.m.; mp p.m.)

FILE LOCATION:
MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:
Mayor Hedgecock-present.
Council Member Mitchell-not present.
Council Member Cleator-present.
Council Member McColl-not present.
Council Member Jones-present.
Council Member Struiksma-present.
Council Member Gotch-present.

Council Member Murphy-present.
Council Member Martinez-present.

ITEM-205: (R-84-153) ADOPTED AS RESOLUTION R-259401

(Continued from the meeting of August 8, 1983, at the City Manager's request.)

Authorizing the execution of an agreement with CDC and Associates for one year, with two one-year mutual options, for stadium advertising at San Diego Jack Murphy Stadium.

(See City Manager Report CMR-83-411. Mission Valley Community Area. District-5.)

FILE LOCATION:

MEET

COUNCIL ACTION: (Tape location: A251-325).

MOTION BY GOTCH TO ADOPT. Second by Struiksmma. Passed by the following vote: Mitchell-not present, Cleator-yea, McColl-not present, Jones-yea, Struiksmma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-330:

19831011

A proposal to approve the Pacific Beach Community Plan update for the area of the community located outside the Coastal Zone.

The prepared plan update represents a comprehensive revision of the current Mission-Pacific Beach Community Plan which was adopted in 1970. It addresses that area of the community generally bounded by I-5 on the east, the community of La Jolla on the north, La Jolla Boulevard on the west and Turquoise Street, Foothill Drive, Ingraham and Garnet Streets on the south.

(District-6.)

Subitem-A: (R-84-356) ADOPTED AS RESOLUTION R-259402

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-83-0137 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-84-355) ADOPTED AS RESOLUTION R-259403

Adoption of a Resolution amending the Pacific Beach

Community Plan.

FILE LOCATION: LAND Pacific Beach Community Plan

COUNCIL ACTION: (Tape location: A084-250).

Hearing began at 10:10 a.m. and halted at 10:22 a.m.

Testimony by William Hein.

Testimony in opposition by George Dyson, Vicky Graham, Helen Hinkel and Maurice Bolduc.

Testimony in opposition to the continuance by Catherine Strolein.

Motion by Gotch to continue the segment of the Plan regarding the Park La Jolla property to November 15, 1983 at 10:00 a.m., at John Thelan's request. Second by Martinez. Passed. Yeas: 2,4,5,6,7,8,M. Not present: 1,3.

MOTION BY GOTCH TO CLOSE THE HEARING, ADOPT SUBITEM-A, SUBITEM-B

AS AMENDED, AND DIRECT THE PLANNING DEPARTMENT TO PREPARE AN OVERLAY

OR MODIFIED ZONE WHICH WOULD CARRY OUT THE INTENT OF THE COMMUNITY

PLANNING GROUP WITH REGARD TO THE MIXTURE OF DEVELOPMENT (RESIDENTIAL AND COMMERCIAL) ON CASS STREET. Second by Struiksma. Passed by the following vote: Mitchell-not present, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-331:

19831011

Three actions relative to the Reversionary Map of San Dieguito Estates:

(Located in the San Dieguito River Basin, southerly of Via De La Valle and El Camino Real. North City West Community Area. District-1.)

Subitem-A: (R-84-431) ADOPTED AS RESOLUTION R-259405

Approving the Reversionary Map of San Dieguito Estates.

Subitem-B: (R-84-432) ADOPTED AS RESOLUTION R-259406

Terminating the subdivision agreement with Pardee Construction Company dated August 4, 1980, RR-252394; releasing Performance Bond No. 400 FR 4638 issued by St. Paul Fire and Marine Insurance Company.

Subitem-C: (R-84-433) ADOPTED AS RESOLUTION R-259407

Refunding the following fees to Pardee Construction Company

in connection with the subdivision of San Dieguito Estates:

	FUND	ACCOUNT
Park Fees	\$3,700.00	11.190 78920
Park Fees	200.00	11.193 78920
Subdivision Monuments	3,900.00	100 77441
As Built Mapping	165.75	100 77442
Future Water Main	50,000.00	63021 9022
TOTAL	\$57,965.75	

CITY MANAGER REPORT:

On August 4, 1980 the City approved the final map of San Dieguito Estates, consisting of 39 lots, and entered into an agreement for the construction of the public improvements necessary to serve those lots.

The owner desires to abandon the project and file a reversion to acreage map. The reversionary map will revert the previously subdivided land to acreage leaving a single lot containing 413 acres. The filing of this map also constitutes the abandonment of certain streets and easements shown on the map for San Dieguito Estates. Derby Farms Road, Derby Farms Lane, Derby Downs Road and Derby Downs Lane will be vacated. These streets would only be required for internal circulation within the development that is now proposed to be abandoned. The dedication of El Camino Real along the west boundary of the property will be retained and be improved by Engineering Permit W26563. Since the lots will be eliminated and the streets closed, there is no need to construct the improvements covered by the Subdivision Improvement Agreement. Therefore the agreement should be terminated and the subdivision surety released.

In accordance with Chapter 6, Article 1 of the Subdivision Map Act, upon recording a reversionary map, all fees paid by the developer must be refunded. The fees being returned are as follows:

	FUND	ACCOUNT
Park Fees	\$3,700.00	11.190 78920
Park Fees	200.00	11.193 78920
Subdivision Monuments	3,900.00	100 77441
As Built Mapping	165.75	100 77442
Future Water Main	50,000.00	63021 9022
TOTAL	\$57,965.75	

FILE LOCATION: SUBD San Dieguito Estates

COUNCIL ACTION: (Tape location: C012-040).

Hearing began at 2:08 p.m. and halted at 2:11 p.m.

MOTION BY MURPHY TO CLOSE THE HEARING AND ADOPT SUBITEMS A THROUGH C. Second by Gotch. Passed by the following vote: Mitchell-not present, Cleator-yea, McColl-yea, Jones-not present, Struiksmayea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-332:

19831011

Matter of rezoning a portion of Pompeii Subdivision, Map-1738, a 117-acre site located east of Interstate 15 between Avenida Rancho Carmel and Carmel Mountain Road, in the Rancho Carmel Community Plan area, from Zone A-1-10 to Zone CA.

(Case-83-0206. District-1.) 1

Subitem-A: (R-84-411) ADOPTED AS RESOLUTION R-259408

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-79-07-31 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

Subitem-B: (O-84-43) INTRODUCED, TO BE ADOPTED OCTOBER 24, 1983

Introduction of an Ordinance for CA Zoning.

Subitem-C: (R-84-681) ADOPTED AS RESOLUTION R-259409

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-79-07-31.

FILE LOCATION: Subitem-A and C ZONE 10/11/83; Subitem-B -

COUNCIL ACTION: (Tape location: C042-047).

Hearing began at 2:11 p.m. and halted at 2:12 p.m.

MOTION BY STRUIKSMA TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTIONS AND INTRODUCE THE ORDINANCE. Second by Martinez.

Passed by the following vote: Mitchell-not present, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-333:

19831011

Matter of rezoning a portion of Section 27, Township 14 South, Range 3 West, S.B.B.M., approximately 20.45 acres, in the Mira Mesa Community Plan area. The subject property is located approximately one mile west of Montongo Street and one mile north of Mira Mesa Boulevard, from Zone A- 1-10 to Zone R-1-5.

(Case-83-0216. District-1.)

Subitem-A: (R-84-412) ADOPTED AS RESOLUTION R-259410

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-83-0216 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-84-44) INTRODUCED, TO BE ADOPTED OCTOBER 24, 1983

Introduction of an Ordinance for R-1-6 Zoning.

FILE LOCATION: Subitem-A ZONE 10/11/83; Subitem-B - -

COUNCIL ACTION: (Tape location: C049-056).

Hearing began at 2:12 p.m. and halted at 2:13 p.m.

MOTION BY STRUIKSMA TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTION AND INTRODUCE THE ORDINANCE. Second by Gotch. Passed by the following vote: Mitchell-not present, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-334:

19831011

Matter of the appeal of Robert D. and Betty J. Papousek from the decision of the Planning Commission in denying Tentative Map TM-83-0439, which proposes a two-parcel map of Parcel 1, Parcel Map PM-12464. The subject property is located on the west side of Shawnee Road opposite the intersection of Rappahannock Avenue in Zone R-1-5 (HR) and within the boundaries of the Clairemont Mesa Community Plan.

(TM-83-0439. District-6.)

Subitem-A: (R-84-) FILED AS A RESULT OF DENYING APPEAL

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-83-0439 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-84-684) ADOPTED AS RESOLUTION R-259411 DENYING APPEAL

Adoption of a Resolution granting or denying the appeal and the map with appropriate findings to support Council action.

FILE LOCATION: SUBD Parcel Map PM-12464

COUNCIL ACTION: (Tape location: C059-258).

Hearing began at 2:13 p.m. and halted at 2:28 p.m.

Testimony in favor by Betty Papousek and Luther Grim.

Testimony in opposition by Anita Stroman, Allan Linehan, and Barbara Jones.

Mayor Hedgecock closed the hearing.

MOTION BY GOTCH TO CLOSE THE HEARING AND TO DENY THE APPEAL
AND

THE MAP. Second by Murphy. Passed by the following vote:
Mitchell-not present, Cleator-yea, McColl-yea, Jones-yea,
Struiksmay-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor
Hedgecock-yea.

ITEM-335: CONTINUED TO DECEMBER 13, 1983, 2:00 P.M.

19831011

Matter of the appeals of Chilcote, Inc., by David P.
Cunning, from the decision of the Planning Commission in
denying:

1) Planned Residential Development Permit PRD-82-0589 which
proposes construction of 62 dwelling units.

(PRD-82-0589.)

2) Tentative Map TM-82-0589 which proposes a 17-lot
subdivision (Friedrick Manor).

(TM-82-0589.)

The subject property is described as Lots 1-21, Friedrich
Manor, Map-9197 and is located north and west of the
intersection of Whaley Avenue and Friedrich Drive in Zone R-1-5
(HR), in the Park North-East Community Plan and Greater
Golden Hill Precise Plan areas.

(District-8.)

Subitem-A: (R-84-)

Adoption of a Resolution certifying that the information
contained in Environmental Negative Declaration END-82-0589 has
been completed in compliance with the California Environmental
Quality Act of 1970 and State guidelines, and that said
declaration has been reviewed and considered by the Council.

Subitem-B: (R-84-)

Adoption of a Resolution granting or denying the appeal and
the permit with appropriate findings to support Council action.

Subitem-C: (R-84-)

Adoption of a Resolution granting or denying the appeal and
the map with appropriate findings to support Council action.
FILE LOCATION: Subitems-A and B PERM PRD-82-0589; Subitem-C SUBD Friedrick
Manor
COUNCIL ACTION: (Tape location: C260-D251).

Hearing began at 2:30 p.m. and halted at 3:11 p.m.
Testimony in favor by David Cuning and Marshall Ward.
Testimony in opposition by Michael Thomson, Kathryn Willetts, and Arthur
Hatchett.
Mayor Hedgecock closed the hearing.

MOTION BY MARTINEZ TO CONTINUE TO DECEMBER 13, 1983, 2:00 P.M.,
AND TO FORM A TASK FORCE CONSISTING OF STAFF AND
REPRESENTATIVES OF
THIS PROJECT AND THE ADJACENT FOUR PROJECTS TO CONDUCT AN
INTENSE
TRAFFIC CIRCULATION STUDY OF THE ENTIRE AREA INVOLVED TO JUSTIFY
THE
PROJECTED LEVEL OF CONSTRUCTION. THE STUDY IS TO INCLUDE THE
FACT
THAT ONLY A SMALL PORTION OF THE OPEN SPACE MAY HAVE TO BE
DESTROYED
TO PROVIDE THE ACCESS REQUIRED, AND THAT THE COST OF THE ACCESS
WILL
BE BORNE BY THE DEVELOPERS OF THE PROPERTY. THE STUDY IS NOT TO
CONTAIN ANY PROPOSAL FOR A CIRCULATION ELEMENT THAT WILL BE
ENCROACHING ON THE 34TH STREET CANYON BECAUSE THAT PROPERTY
WILL BE
SUBMITTED FOR CONSIDERATION AS OPEN SPACE. Second by Struiksma.
Passed by the following vote: Mitchell-not present, Cleator-yea,
McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy- yea,
Martinez-yea, Mayor Hedgecock-yea.

ITEM-336:

19831011

Matter of the appeal of McDonald, Hecht & Solberg, by Paul
E. Robinson, from the decision of the Planning Commission in
approving Conditional Use Permit CUP-83-0417, to maintain and
operate a rescue mission which would provide meals, temporary
housing, a health clinic, counseling, a chapel and related
facilities for homeless and poor families and individuals, on a
0.69 acre site in Zone M-2. The subject property is located at
402 - 12th Street in the Centre City Community Plan area and is

described as Lots D to I, Block 107, Horton's Addition, L. L. Lockling Map.

(CUP-83-0417. District-8.)

Subitem-A: (R-84-686) ADOPTED AS RESOLUTION R-259412

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-83-0417 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-84-687) ADOPTED AS RESOLUTION R-259413 DENYING APPEAL AND GRANTING PERMIT

Adoption of a Resolution granting the appeal and denying the permit or denying the appeal and granting the permit with appropriate findings to support Council action.

FILE LOCATION: PERM CUP-83-0417

COUNCIL ACTION: (Tape location: D292-E616).

Hearing began at 3:14 p.m. and halted at 4:16 p.m.

Testimony in favor by Paul Robinson and Thompson Fetter.

Testimony in opposition by David Shepersky, Norvin Grauf, Bob Sale, and Hans Jovishoff.

Mayor Hedgecock closed the hearing.

Motion by Martinez to continue. No second.

MOTION BY MURPHY TO CLOSE THE HEARING, ADOPT SUBITEM-A, AND ADOPT

SUBITEM-B DENYING THE APPEAL AND GRANTING THE PERMIT. Second by Gotch. Passed by the following vote: Mitchell-not present, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S403: (R-83-2042) ADOPTED AS RESOLUTION R-259404

Authorizing the execution of a first amendment to agreement with Otay Municipal Water District for emergency use of the San Diego Metropolitan Sewerage System.

(See City Manager Report CMR-83-410.)

WU-U-83-803.

FILE LOCATION:

WATER - Otay Water District

COUNCIL ACTION: (Tape location: A326-537).

MOTION BY JONES TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-not present, Cleator-yea, McColl-not present, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-UC-1: (R-84-572) ADOPTED AS RESOLUTION R-259414

A Resolution presented to the City Council with UNANIMOUS
CONSENT:

Adopting a three-part resolution: (1) accepting a letter
from Genstar as an irrevocable offer to improve Woodman Street
to the South Bay Freeway; (2) authorizing the City Manager to
issue a public improvement permit, work to begin no later than
April 1, 1984; and (3) authorizing the City Manager to obtain
any other permits that may be required for this improvement.

FILE LOCATION:

MEET

COUNCIL ACTION: (Tape location: D252-289).

MOTION BY JONES TO ADOPT. Second by McColl. Passed by the
following vote: Mitchell-not present, Cleator-yea, McColl-yea,
Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea,
Martinez-yea, Mayor Hedgecock-yea.

ITEM-UC-2: (R-84-654) ADOPTED AS RESOLUTION R-259415

A Resolution presented to the City Council with UNANIMOUS
CONSENT:

Excusing Council Member Gloria McColl from the Council
meeting of the morning of October 11, 1983, due to illness.

FILE LOCATION:

MEET

COUNCIL ACTION: (Tape location: E620-625).

MOTION BY MARTINEZ TO ADOPT. Second by Murphy. Passed by the
following vote: Mitchell-not present, Cleator-yea, McColl-yea,
Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea,
Mayor Hedgecock-yea.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor
Hedgecock at 4:16 p.m.

FILE LOCATION:

MINUTES

COUNCIL ACTION: (Tape location: E620).